



# PLANNING FOR GROWTH

Explaining how the City's Interim Policies will Respond to Growth

## What policies is City Council considering to manage growth caused by proposed major projects?

As we mentioned in our ad in the April 6th and 13th editions of the Northern View, in January, the Mayor created a Council committee to develop interim policies and strategies to help us to manage the way that growth plays out in the community. The interim policy framework identifies and prioritizes areas for future development, creates policy that addresses funding to non-market housing, and policy to maintain and enhance the character of local neighbourhoods. If/when adopted, these policies will be implemented on an interim basis until an official amendment to the Official Community Plan is made.

The following policies have been proposed for consideration by Council:

- ◆ **URBAN CONTAINMENT BOUNDARY POLICY (1907 Townsite Boundary):** The goal of this policy is to ensure that the City continues to develop within the original 1907 townsite boundary. **See map below for an explanation of how/why growth will be prioritized.**
- ◆ **RESIDENTIAL LAND USE POLICY:** The goal of this policy is to insert new residential policies into the Official Community Plan that help manage and retain the quality of neighbourhoods in the face that of rapid residential growth that is anticipated to coincide with Final Investment Decisions (FID) and construction of Major Projects. A "Residential Clustering Policy" (see right) is included under this policy.
- ◆ **HOUSING STRATEGY POLICY:** The goal of this policy is to support the development of both Market and Non-Market (affordable) Housing units in the City of Prince Rupert.
- ◆ **PARKS & OPEN SPACE POLICY:** The goal of the parks and open space policy is to clearly identify which areas which are best suited to parks and Open Space use, with input from local neighbourhoods facilitated through a Parks and Placemaking committee.
- ◆ **INDUSTRIAL CAMP POLICY:** The goal of the industrial camp policy is to ensure proposals for Industrial Camps and/or Workers Housing are temporary in nature and located in appropriate areas.
- ◆ **INDUSTRIAL LAND USE POLICIES:** The goal of this policy is to identify an adequate and long term land base for permanent and temporary industrial uses, recognizing that Industrial development creates employment and is an important component of the local tax base.
- ◆ **POLICIES IN RESPONSE TO MAJOR PROJECTS:** The goal of policies in response to major project is to collect information on the impacts of Major Projects on the community. ie) To establish and maintain population and housing baseline information in order to monitor the - impacts of major projects on the community.

## Is there policy related to housing?

Yes! The policy for 'Market Housing' (housing stock owned by individuals and private interests) encourages incremental diversification and the creation of additional secondary suite units.

The policy regarding 'Non-Market Housing' (housing that is subsidized by the Provincial Government or run by non-profits) is to establish a housing fund. The fund will collect money from developers to be used for grants to non-profit organizations with the prime objective of building non-market (assisted/subsidized) housing.



If the policy is adopted, developers will be required to contribute an amount based on the number of units they are proposing to develop. Only developers looking to build 3 or more units will be eligible for this charge.

## SHAPING OUR NEIGHBOURHOODS

The Goal of the **Residential Clustering Policy** is to ensure new high density residential and mixed-use developments offer a range of densities on sites over a certain size, and do not propose a single uniform building style and density across the entire site. Essentially, the purpose of the policy is to ensure that proposed housing developments allow for the creation of more housing, but do not substantially alter the character of existing neighbourhoods.

### WHAT WE WANT



### WHAT WE DON'T WANT



Orange areas are classified as "Infill Development" - with existing services/road access, so they are **priority #1** for new housing developments and growth in general

Blue areas are "Perimeter Development" - located close to existing services/road access, so they are **priority #2**

Green areas are "Greenfield Development" and do not have easy access to services/roads so they are **priority #3** for new developments

## Want to know more?

Contact the City Communications Manager, Veronika Stewart at [veronika.stewart@princerupert.ca](mailto:veronika.stewart@princerupert.ca) or call (250) 627 0976, or visit City Hall at 424 3rd Avenue West, Prince Rupert, V8J 1L7.